

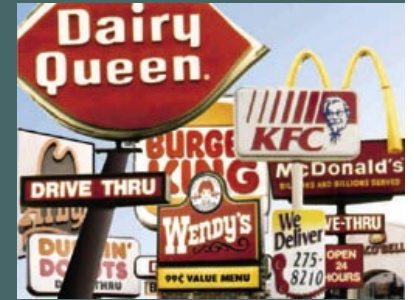
City of Renton Planning Commission

Fast Food & Note 22

Docket Item 06-16

March 26, 2008

The Docket Request



- Docket item to evaluate whether “fast food restaurants” should be a stand alone retail use?
- Revise Note 22 to correct inconsistency relating to references.

Background



- Currently, fast food restaurants are permitted through "*eating and drinking establishments*" in -
 - CV, CA, CD, IL, IM, IH, UC-N1 & UC-N2 zones
- Drive-through Fast Food is only permitted as an accessory use - part of a larger commercial or industrial development.
- Fast Food is prohibited in the CN zone through note 22

Background



- Note 22 currently reads - *"size restrictions apply per use in RMC [4-2-120A](#). In the CN Zone, fast food establishments are prohibited. In the CV Zone, no office and conference uses are allowed for parcels fronting, or taking primary access from, Edmonds Avenue NE."*
- 3 separate issues within one note:
 - Size restrictions in the CN and CA zones
 - Restricting fast food in the CN zone
 - Restricting office and conference uses in the CV zone

Background



- Note is referenced in the CV, CN and CA districts and is unclear which part of the note is to be considered for each zone
- CV has no size restrictions

Fast Food



- *"An eating or drinking establishment occupying a detached structure, identified by a name brand that offers a standard menu, typical business operation logo, advertising franchise ownership or affiliation, and a corporate architectural prototype building. Franchise fast food typically caters to a market area larger than one neighborhood and is auto oriented. It may include drive through service. This definition excludes espresso stands."*

Eating and Drinking Establishments



- *"A retail establishment selling food and/or drink for consumption on the premises or for take-out, including accessory on-site food preparation. This definition includes, but is not limited to, restaurants, cafes, microbrew establishments, and espresso stands. This definition excludes taverns; fast food; entertainment clubs; dance clubs; and/or dance halls."*

Key Issues for Discussion



- Which zoning districts should stand-alone fast food restaurants be permitted?
- What about CV, CA, CD, UC-N1, UC-N2?
- What about IL, IM & IH?
- Should fast food continue to be restricted in the CN zone?
- Should note 22 be revised?

Feedback from Commission



- Concern with permitting stand-alone drive-through fast food in the CN, CD, CV, CA, UC-N1 & UC-N2 zones
- Quality and type of fast food retail specifically in the CD & CV zones



FAST FOOD RESTAURANTS – WHICH ZONES?



CN Zone



- The purpose statement reads in part:
“... to provide for small-scale convenience retail/commercial areas offering incidental retail and service needs for the adjacent area”.
- Stand-alone Fast Food does not meet the intent of this zone.

CV Zone



- The purpose statement reads in part:
“provide an opportunity for concentrated mixed-use residential and commercial redevelopment designed to urban rather than suburban development standards that supports transit-oriented development and pedestrian activity. ”
- Fast food restaurants would support this purpose if drive-throughs are restricted, thereby encouraging pedestrian activity.

Fast Food Example



- Baja Fresh & Burger King Fast Food - Compatible Design

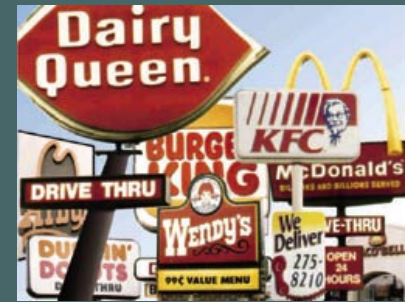


CA Zone



- The purpose statement reads in part:
“ business areas characterized by enhanced site planning, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment. The zone includes five designated business districts along mapped corridors with development standards designed to encourage concentrated commercial activity, a focal point of pedestrian activity along the corridor, and visual interest” .
- Fast Food restaurants would need to comply with the design regulations for each business district.

Fast Food Drive-throughs



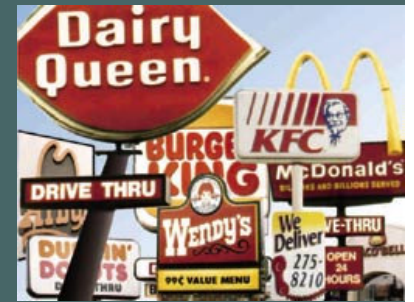
- Starbucks drive-throughs



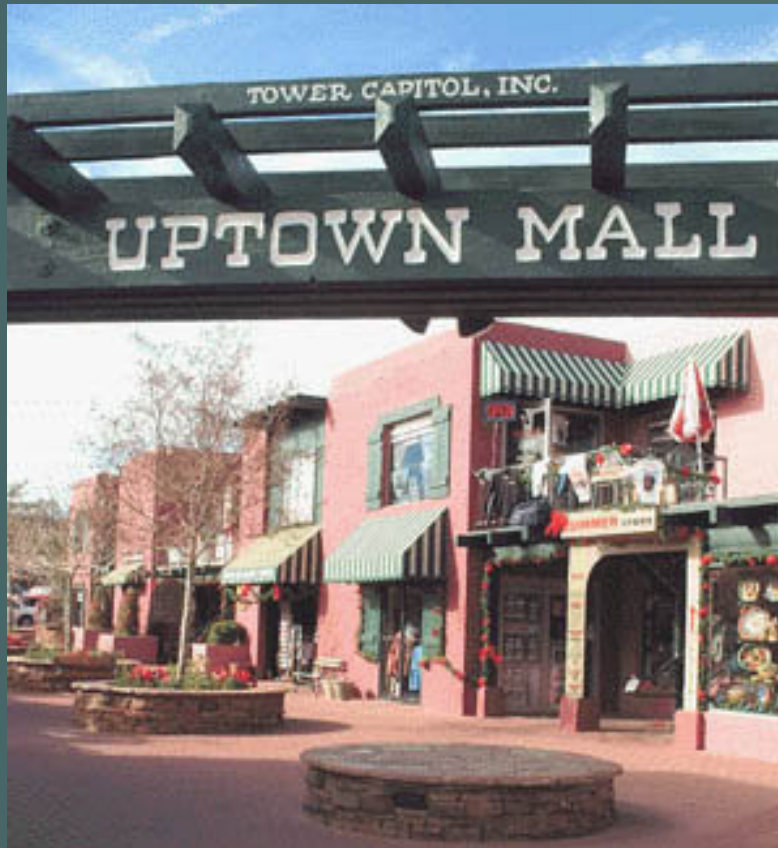
CD Zone

- The purpose statement reads in part:
"provide a mixed-use urban commercial center serving a regional market as well as high-density residential development. Uses include a wide variety of retail sales, services, multi-family residential dwellings, and recreation and entertainment uses "
- Fast food restaurants would also be compatible if the drive-through component is restricted.

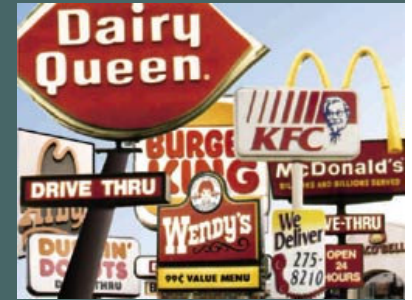
Fast Food Examples



- McDonald's in Sedona, AZ – compatible design

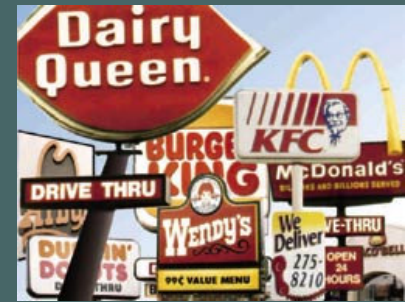


UC-N1 Zone



- The purpose statement reads in part:
"Large-scale retail uses are allowed as anchors, which, when combined with smaller pedestrian-oriented development, create a quality regional retail area".
- Fast food would be compatible if restricted through note 81 -
"No stand-alone structures smaller than five thousand (5,000) square feet, except for pushcarts/kiosks, unless architecturally and functionally integrated into a shopping center or mixed use development".

Fast Food



- Subway, Starbucks & Ben & Jerry's – Santana Row, San Jose, CA



UC-N2 Zone

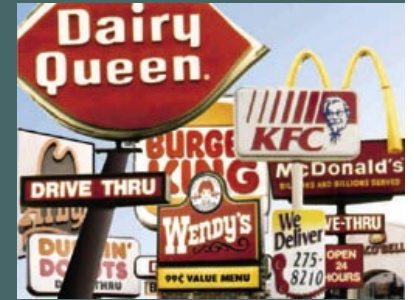


- The purpose statement reads in part:
"redevelopment that will be sensitive to and take advantage of proximity to the urban shorelines along Lake Washington and the Cedar River".
- Fast food is clearly not compatible

IL, IM & IH zones

- The intent of the IL, IM & IH zones are to provide for a diverse range of industrial uses and related activities which vary from warehousing to heavy fabrication.
- The IL zone permits some retail within the Employment Area Valley, and fast food would directly serve other uses.
- Stand-alone fast food restaurants do not meet the intent of the IM & IH zones.

Recommendation



- Add “fast food restaurants” as a new category under “Retail”
- Allow fast food in the CD, CV, CA & IL zones with restrictions
- Fast Food is not permitted in any other zones (CN, IM, IH or residential)
- Add restrictions through notes for stand-alone fast food restaurants
- Revise definitions for “fast food” and “drive-in/ drive-through retail or service”
- Revise note 22 and add new notes for proposed restrictions

Restrictions for Fast Food Restaurants

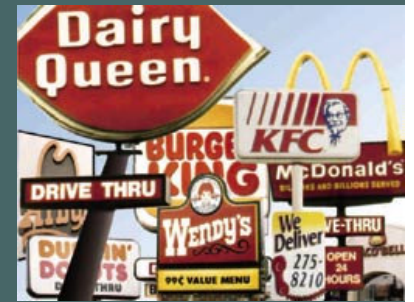


- Restrict drive-throughs in the CD & CV zone
- Restrict size requirements to a minimum of 5,000 sq. ft. or be incorporated into a shopping center in the UC-N1 zone
- Restrict locations to the Employment Area Valley in the IL zone



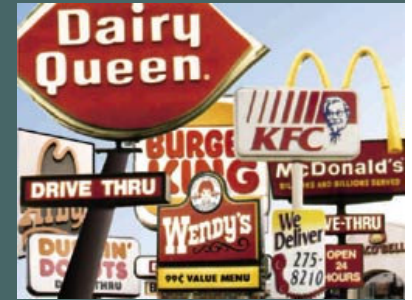
Revised Definitions

Fast Food



- **Fast Food Restaurant:** A restaurant occupying a detached structure, identified by a name brand that offers a standard menu, typical business operation logo, advertising franchise ownership or affiliation, and a corporate architectural prototype building. Franchise fast food typically caters to a market area larger than one neighborhood and is auto oriented. It may include drive through service. This definition excludes espresso stands.
- Remove “eating and drinking establishment” and replace with “restaurant”

Drive-in/ Drive - through Retail/ Service



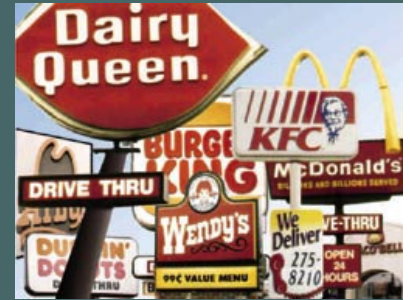
- Drive-in/ drive through retail : A business or a portion of a business where a customer is permitted or encouraged either by the design of physical facilities or by service and/or packaging procedures, to carry on business in the off-street parking or paved area accessory to the business, while seated in a motor vehicle. In some instances, customers may need to get out of the vehicle to obtain the product or service. This definition shall include but not be limited to drive-in services at fast-food windows, espresso windows, banks and pharmacies. This definition excludes vehicle service and repair, vehicle fueling stations, and car washes .
- Revise section of definition referring to “drive-in services” and remove “restaurants” and “stands” and replace with “windows”

Note - Revisions



- Note 22 currently reads –
 - 22. *Size restrictions apply per use in RMC 4-2-120A. In the CN Zone, fast food establishments are prohibited. In the CV Zone, no office and conference uses are allowed for parcels fronting, or taking primary access from, Edmonds Avenue NE.*

Note Revisions



- Proposed changes include –
 - *22 - Size restrictions apply per use in RMC 4-2-120A (Referenced in the CA zone and CN zone where applicable)*
 - *38 - Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC 4-2-080B. (Referenced in the IL zone)*
 - *81 - No stand-alone structures smaller than five thousand (5,000) square feet, except for pushcarts/kiosks, unless architecturally and functionally integrated into a shopping center or mixed use development. (Referenced in the UC-N1 zone)*

Note Revisions



- Proposed changes include —
 - *111 - In the CV Zone, no office and conference uses are allowed for parcels fronting, or taking primary access from, Edmonds Avenue NE; and fast food restaurants are prohibited from accommodating drive – throughs. (Referenced in the CV zone).*
 - *112 - In the CD zone, fast food restaurants are prohibited from accommodating drive – throughs. (Referenced in the CD zone)*

Necessary Code Changes



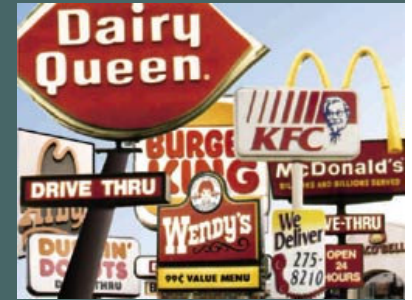
- 4-2-060 and 4-2-070 – Zoning Use Table:
 - Add “Fast Food Restaurant” as a category under “I. Retail”
 - Permitted “P38” in the IL zone
 - Permitted “P111” in the CV zone
 - Permitted “P22” in the CA zone
 - Permitted “P112” in the CD zone
 - Permitted with “P81” in the UC-N1 zone
 - Not permitted through table in the CN, COR, IM, IH, UC-N2 or residential zones

Necessary Code Changes



- 4-2-060 and 4-2-070 – Zoning Use Table:
 - Change note “P22” to “P111” in the CV zone for:
 - Medical & Dental offices
 - Offices, general
 - Veterinary offices/ clinics

Conclusion



- Planning Commission action on:
 - Accept staff's recommendation?
 - CV & CD zones – Fast Food without drive – throughs
 - CA zone – Fast Food pad has to comply with development regulations
 - IL zone – Fast Food with drive through restricted to Employment Area Valley
 - UC-N1 zone – restriction on size or part of larger development
 - CN zone? (Not allowed)
 - IM & IH zones? (Also not allowed)
 - Changes to notes as recommended by staff?

